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200 to 206 WEST 86th St.

UNEXCELLED West Side loca-tion. Five, seven and eight room apartments Rents \$1,800 to \$2,800.

67-69 WEST 46th St.

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High - Class Elevator Apartment Steel Constructed Fireproof Building situated on Highest Elevation in New York, equal to the best Buildings in the Park or West End Ave. sections.

OPEN FOR INSPECTION Very Attractive Suites of 2 Rooms, Kitchenette @ Bath 3-4-5-6 Rooms, Foyer @ 2 Baths At Very Moderate Rentals

The location is most ideal and within 2 minutes' walk from 6th and 9th Ave. "L," Lexington and Jerome Ave. Subway: at Kingsbridge Road Station. RENTING AGENT ON PREMISES

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Fifth Ave.

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Topping Ave.

3 blocks East of Concourse

Facing Park, all light & airy

3-5 Rooms

with every improvement

Ready for Occupancy

2515-2525 Grand Concourse

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3-4 Room Apartments

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Most delightful location in the Bedford
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For select people, only; all latest
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Immediate Possession 58 Central Park West

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Apartments

The Luxonia | High - class fire-proof elevator a part ments, 5 rooms and bath, 6 rooms and 2

179 Mad. Av. Furnished or unfurnished, 2 and 5 rooms and bath.

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181st St. & Valentine Ave. Block East of Concourse 2-3-4-5-6 Rooms

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ECHO PLACE AND ECHO PARK
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Apply on premises.
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With 7 and 8 extra large rooms, with large closet room and bath, heat furnished; large enclosed porch; electric lights; parquet floor-ing; 3 blocks from "L" station. Rent \$135.

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PHILIPSE MANOR ON-THE-HUDSON

One apartment still available in this desirable community, unfurnished, 5 rooms and bath, \$100 per month. Pos-session October 1.

ORGANIZATION 342 Madison Ave. Murray Hill 7720 Local Office North of Philipse Mane Station. Tarrytown 540.

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MONEY for second morrgage investment; no delay; no red tape; city, country. Call or write full, complete particulars. Foshay, 110 West 40th., near Broadway. UNLIMITED FUNDS for building, first and second mortgages. SCHMPTT, 410 World Bldg.

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46x06: two 3-story and basement dwellings,
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From Sattery to 14th St., melusive.

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Who wants a brand new 25 foot, 5 story
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77 West 23d.

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\$2,000 cash buys four story brick tenement with stores on E. 10th st., near Ave B; price \$18,000, assessed \$17,000, mtg. \$14,000 at 6%. 5 years. %, 5 years. PORTER & CO., 159 W. 126th St.

Above 59th St.-5th Av. to East River. EAST 95TH ST.—Factory building, 150x100; rental \$30,000 a year; price \$150,000; brokers protected. GOODWIN & GOODWIN, 200 rental \$30,000 GODWIN & GOODWIN Lenox av CAN SELL for assessed value, 23 foot walk-up, near Madison av, and 116th st.; good terms. GEORGE S. RUNK, 1252 Lexington terms.

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EAST 74TH ST., 306, 308, 310; 4 stories; sell together or separately. JOSEPH ABRAMSON, 46 West 46th st.

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Near 5th av. and 98th street; rent \$21,000. price \$96,000, only first mortgage now; profit \$10,000 per year. HARRIS EXCHANGE, Times Bldg.; Bryant 0310.

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ADJACENT BROADWAY and 91st st., two
J-story flats; one plant; one jamitor; good
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An opportunity to buy a first class invest ment, subject to one mortgage.

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LARGE, modern house for sale, also furniture. May lease. Owner, 127 W. 77th.

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Five and a half story American basement private dwelling, with elevator; size 25x190; 20 rooms, five baths; for sale or to lease; immediate possession.
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CUIR story and basement, near B'way, 17 FOUR story and basement, near Hway, 17 rooms, 4 baths, el. lights, parquet fis., Al rondition; price \$22,000; poss, any time. COUGHLAN & CO., INC., 200 W, 72d. COUGHLAN & CO., INC., 20e W. 72d.

ILARE bargain, ten rooms, two baths, near
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SMALL WEST SIDE DWELLING,
NO. 132 WEST 103D ST.,
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three story dwelling; 9 rooms and bath;
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UNFURNISHED these story house.

WEST 121st st., near Lenox, 3 story brown stone dwelling, 10 rooms, 2 baths, electric light, parquet floors; immediate possession; price \$15,000; only \$4,000 cash required. PORTER & CO., 159 W. 125th St. WEST 106th st., near Broadway, two 5-stroy apartments; electric light; rent \$17,300 (low), price \$115,000; free and clear; attractive terms. Attractive terms.

PORTER & CO., 159 W. 125th St.

WEST 73D ST. No. 168, 5 story apartment
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6-STORY modern elevator apt, house, size 100 100, 1 mora tivo B'was, re 11-15, 332,500, average per room \$15; price \$195,000, cash required \$15,000; netting \$11,420. 70TH ST., West-4 story American base-mont, 10 rooms and 2 baths; \$2,300. CARD, 248 W. 73d st. 129TH ST., 243 West-19x100; three story and basement private dwelling, 10 rooms and bath; cash required \$1,500; immediate possession; lowest price \$12,000. GOODWIN & GOODWIN, 260 Lenox av. \$15,000 CASH buys 6-story elevator apart-

\$15,000 CASH buys 6-story elevator apartment, Cathedral Heights section; net investment \$5,600 a year; excellent opportunity, principals only, NASSOIT & LANNING, Broadway and 89th st. Tel. filverside 8350.

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A CHOICE PLOT FOR TAXPAYERS—Surrounded by large elevator apartments and tenements, situated on the westerly side of Convent av., 54 feet north 120th st.; size 54x132x:7x12:; ideal for stores, bakery, public market, 2c., price \$32,000; subject first morigage \$17,000, 6%; only \$3,000 cash; balance equity subordination to building loan, or servitice for cash; submit proposition to servition of the position of t water tenements, with stores, near 145th st.; price \$125,000; easy terms; rents \$16,000. DUFF & BROWN CO., 1715 Amsto,600. DUFF & BROWN CO., 1715 Amsterdam av.

BLOCK FRONT, Washington Heights, rent \$55,000, price \$280,000, assessed \$275,000; cash \$40,000 above second mortgage will buy it. HARRIS EXCHANGE, Times Bidg.; Bryant 0310.

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BIGOADWAY. 178th—Fine modern walkup,
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1925; price \$85,000; reni \$14,800. J. M.
KELLY CO., 217 West 125th. CHOICE realdence, 559 West 161st; 11 beau-tiful rooms, 3 baths, electric lights, elegan-fixtures; price \$19,000; immediate possession POR SALE.
PRIVATE DWELLINGS,
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WASHINGTON HEIGHTS.
W. D. MORGAN, 5573 Broadway (147th).

PRIVATE residence, 3 story and basement, gray stone, bay window, front 20x100, hardwood parquet throughout, electricity, 10 rooma, 2 file bathrooms, rear extension to second floor, entire house recently decorated with up to date fixtures; quiet private neighborhood; near Convent av., at 147th st.; to rent with option for buying. Phone Audubon 2377.

YOUR RENT PRACTICALLY FREE. Hent from second apartment will cover fixed charges and expenses on Tax Exempt 2 family brick houses; 13 rooms, 2 baths, sun paroir, garage; Netson av, bet.W. 172d-Featherbed lane. Waldman Cons. Corp., 136 West 70th. TAXPAYERS SITE-125 feet from Broadway subway station. THOMPSON, AUSTIN & CO., 141 Broadway. Rector 5028. TWO story and basement dwelling; immediate possession. 563 W. 187th (St.

WASHINGTON HEIGHTS, TAX EXEMPT. Walk-up, rent \$28,000, price \$122,000, only \$17,000 cash required, first mortgage Walk-up, rent \$26,000, price \$122,000, only \$15,000 cash required, first mortgage 8 years; beautiful building; exceptional opportunity. HARRIS EXCHANGE, Times Fidg.; Bryant 6310.

WASHINGTON HEIGHTS DWELLINGS. \$15,000-3 story, 3 baths, electricity. \$17,000-3 story, 2 baths, electricity. \$17,500-3 story, 2 baths, electricity. \$15,500-3 story, exceptional home.

DUFF & HROWN CO., 1715 Amsterdam av.

\$25,000 CASH will earn \$7,500 yearly; 6-story walk-up, Washington Heights; choice location; good future; building prime condition; principals only. NASSOIT & LANNING, Broadway and 89th st. Tel. Riverside 8380.

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WASHINGTON ST., near Desbrosses st., story stable, with lofts, and 3 story tenement, with store; plot 35x80; will be sold cheap, with multable terms.

DERSCHIUCH & CO., 28 CORTLANDT ST.
TOS PIKE ST.—715-story loft and factory building. Sacrifice or trade. Wonderful bargain. M. O., son terraid. 298 Broadway.

Above 14th St. to 59th St. (Inclusive).

A THIRD AV. tenement. Murray Hill section; 5 stories, extra wide and deep; \$5,000 below value. Particulars ROBERT M. FULTON, 7 East 42d st.

DOCTOR'S OFFICHTUNITY—Altered dwelling. Sad st., 5th av. block; American basement; fine income proposition; price low; terms attractive. ROBERT M. FULTON, 7 East 42d.

NET 296 on investment, a real bargain, 31st, between B way and 5th av., income \$12,000; easy to handle. CURRIER, 19 W. 31at.

20TH ST., 440 WEST.

16 From modern dwelling. Inquire on premises. Telephone Chelsea 7227.

20TH ST., near 9th av.—3 story and basement brick, brownstone front; all improvements; ideal for remodeling.

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20TH ST.,

BLAWSON & HOBBS, 162 W. 72D ST.
WE MANAGE or sell your properties. Call
or write for further details. REALTY
MANAGEMENT AND BROKERAGE CO.
INC. 283 Broadway. Phone Barciay 2944.
\$15,000 AND FREE AND CLEAR suburban
home will buy 5-story corner, 100x100;
small apartments and stores; subway station street, near Broadway; long term mortgages; moderate amortization.
SLAWSON & HOBBS, 162 W. 72D ST.
STORY elevator near Broadway; 2, 3, 4 SLAWSON & HOBBS, 162 W. 72D ST.

6 STORY elevator near Broadway; 2, 3, 4
room suites; rents about \$35,000; price
\$210,000; savings bank mortgage 5½ per
cent., long term; might consider smaller
property in part payment. SLAWSON &
HOBBS. HORBS.

ARTISTIC house on waterfront for rent by year unfurnished; in private park south end City Island; wonderful view; private beach; glassed and screened porch overlooking Sound; beautiful living room full width house; four bedrooms and maid's room; rent \$125 per month, JAMES REYNOLDS, agent, 672 Minnieford av., City Island; telephone City Island 1117.

AM obliged to sell my residence, West Bronx, 2 blocks Fordham road station; extra well built corner, brick, 9 rooms; latest improvements; newly remodeled; adapted for dector. DEBOIS, 226 Lafayette.

ATPHACTIVE new tax exempt brick two

slassed and screened porch overlooking Sound; beautiful living room full width house; four bedrooms and maid's room; rent \$125 per month. JAMES REYNOLDS, agent, 672 Minnieford av., City Island; telephone City Island 1117.

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ATTRACTIVE new tax exempt brick two family, near Mesholu Parkway; 11 rooms, batts, pantries, porches, garages; cash batts, pantries, porches, garages; cash bridge av.

ATTRACTIVE hydek two family. School, balance mortgage. Owner, 3041 Balinbridge av.

ATTRACTIVE brick, two family, two car garage, hot water heat, electricity, near Broadway subway. Apply WALLACE, 1833 Morts av., near 176th st. concourse.

BARGAIN—To settle estate, good two family house; also one family house, cheap. Call at 1851 Valentine av., Bronx, N. Y., near 186th at.

BEAUTIFUL one family tapestry brick house, 10 rooms and 2 baths; all the latest improvements in the best section of University av.; 25x100. Box 1208, 2014 3d av. CORNER residence, 318 East 198th st; 10 rooms, 2 baths. Price \$22,500; easy terms; make offer; call between I and 4 P. M. politicials. CETTELL, 6 W. Fordham ri. CITY ISLAND all year round waterfront CEDAR AV., near 177th st.—Two lots, 48x 125, for sale, cheap, to close an estate. JOHN T. WALL, 308 W. 54th.

DON'T MISS THIS.

Elegant detached 3 story, 2 family brick dwelling, 14 all light couns, electricity, steam heat, hot water, large covered rear porch: convenient to all transit facilities; excellent location for doctor or dentist; price \$20,000; terms "resonable."

ms reasonable.
GEORGE PRICE, 301 East 149th St.
Melrose 0572. EXTRA deep terraced lots, Sedgwick av., near 176th st.; sewer, water, gas, electric-ity; street partly improved; assessed \$1,600; quick price \$1,100; terms. HANGLEY, 1 Liberty at. ment sites, free and clear; prices low-terms arranged. DAVID KRAUS, 95 Lib-erty st.

JEROME AVENUE, near 183d subway station; plot 50x100; for sale cheap; no rock; free and clear; principals only. M. A. B., 230 Mount Hope pl., Bronx.

MAKE AN OFFER OR EXCHANGE 816-820 East 179th st.
Easy terms. Immediate possessic
LLOYD REALTY COMPANY,
95 River st., Hoboken, N. J.
Telephone Hoboken 3010.

NEW two family brick dwelling, with garage, tax exempt, University section, West Bionx. Price \$22,500; reasonable terms.

Bionx. Price \$22,500; reasonable terms.

Two family frame twelling, good condition, 1-5 and 1-6 room apartments, good section; sacrifice at \$0,000.

MANY OTHER ATTRACTIVE PROPOSITIONS.

SHAW, ROCKWELL & SANFORD, 1972 Jerome av. Tel. Bingham 2700.

NEW tax exempt 2 family house, cun parlor, all latest improvements, 2 car garage, iron fire escapes, parquet floors, leaded glassbulk in book cases, tenant's rent pays all expenses; give owner free rent and return 6 per cent. on money invested; owner on premises. W. DEMPSEY, 174 cast of Macombs Rd.

comps 16.

NEW 8 room house, glass enclosed veranda, garage or store, Mosholu av., near B'way. MORAN, 265 Greenwich st. A block of private houses in West Bronx: small amount of cash above five year mort-gages. GOODWIN & GOODWIN, 280 Lenox av. Harlem 6500.

PLOT best part University av., 173 ft. front-rgu through to Andrews av., 206 ft. front-age: area 17,500; assessed over \$40,000, quick price \$27,000. Liberal terms; subordi-nation. HANGLEY, 1 Liberty st. RIVERDALE, Tyndall av. (280th)—2 beautiful 7 room tapestry brick houses, parquet floors, tiled baths, garages, PAULSON, 88 Sedgwick av., Yonkers, Phone Yonkers 238-M. Sedgwick av., Yonkers. Phone Yonkers 238-M.
RES IRVOIR AV., block north Kingsbridge
rd.; beautiful, new 2 family stucce house,
every improvement, 2 grand large porches,
double garage; \$20,000: terms; tax exempt.
SEDGWICK AV., 2820 (corner 197th st.)—
West Bronx; 13 cheerful rooms, improvements; beautiful view; 50x117; double garage; reduced to \$31,000; mortgage \$15,000;
reasonable terms.
TWO family brick, just completed, Il rooms,
separate entrances, tiled bath, parquet
floors; garage; all modern improvements;
Plimpton av., EAST 160th st. Agent on
premises 0 to 4. Olinville 3896.

PAXPAYER, handsome, new, 1391-1303
Plimpton av.; double store, one first class
cheerful apartment, 4 large rooms, bath,
every improvement, plenty windows; \$18,000,
NDSSLE, 2820 Sedawick av. Kingsbridge 3093
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